

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2003:

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Present

Vote

Andrew A. Simasek, Chairman  
Alfred E. Ptasznik, Jr., Vice Chairman  
Alexander T. Hamilton  
Robert D. Heavner  
Nicholas F. Barba  
John R. Davis  
Frederick W. Harvell

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On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZT-79-03, YORK COUNTY BOARD OF SUPERVISORS, WHICH PROPOSES AMENDMENT OF SECTION 24.1-402, STANDARDS FOR OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES), OF CHAPTER 24.1, ZONING (YORK COUNTY CODE) TO REVISE THE MINIMUM PRINCIPAL BUILDING SPACING STANDARDS TO REQUIRE A MINIMUM SEPARATION OF 20 FEET

WHEREAS, this application was sponsored by the Board of Supervisors after determining that principal building separations of less than twenty (20) feet can be detrimental to community character, can limit access to rear yard areas, can contribute to a reduction in the amount of open space and pervious surface on a property, and can create increased risks and resource requirements for emergency services responses; and

WHEREAS, the application has been referred to the Planning Commission for review and recommendation in accordance with applicable procedures; and

WHEREAS, the Commission has conducted a duly advertised public hearing on the application and has carefully considered the comments received from the public.

NOW, THERFORE, BE IT RESOLVED by the York County Planning Commission, this the \_\_\_\_ day of \_\_\_\_, 2003, that it does hereby recommend approval

of Application No. ZT-79-03 to amend Section 24.1-402 of the Zoning Ordinance to establish an absolute minimum spacing requirement of twenty (20) feet for principal buildings located in cluster (open space) developments, as set out below;

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**Sec. 24.1-402. Standards for open space development (cluster techniques).**

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(c) *Yard, size and dimension requirements.*

- (1) There are no lot width or area requirements.
- (2) The above notwithstanding, any lots abutting the exterior boundary of the open space development shall be of the same size as would be required of conventional development unless the abutting development shall have been developed as an open space development. A lot shall be considered to be abutting unless it is separated by an area of open space which is not less than forty-five feet (45') in width.
- (4) The minimum setback from external streets shall be that which is prescribed in the underlying zoning district.
- (5) The minimum setback from internal public streets shall be thirty feet (30') from internal private driveways or streets the setback shall be established on the plan of development.
- (6) The minimum distance between any two principal buildings within the open space development shall be twenty feet (20') . Side yard dimensions on each individual lot shall be a minimum of ten feet (10') in depth and rear yard dimensions shall be a minimum of twenty feet (20') in depth. Accessory building locations and setbacks shall be governed by the provisions set out in Section 24.1-273 of this Chapter.
- (7) Where flag lots are utilized, the "staff" portion shall be twenty feet (20') or greater in width.

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